

City of Wichita, Kansas

Americans with Disabilities Act Transition Plan

South Linwood Park

1901 South Kansas

July 2005



Prepared by

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In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

Facilities Location Index

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City of Wichita – ADA/504 Transition Plan – South Linwood Park - July 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
1. Exterior - Parking	An appropriate number of accessible parking spaces do not exist at the Linwood Center.	4.1.2(5)(a) , (b) , 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a) . In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." The existing parking lot has 198 total parking spaces and only four designated accessible parking spaces. According to ADAAG required a minimum of 6 accessible parking spaces in this parking lot. Provide two additional accessible parking spaces. Ensure to situate the accessible spaces closest to exiting pedestrian pathways and so that individuals with disabilities will have options of parking locations . Note: Ensure that accessible spaces are located so that individuals with disabilities have a fully accessible path of travel to pedestrian sidewalks, entrances or other pedestrian pathways.	M	H	M		\$200	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).			
2. Interior - Branch Library	The main counter is too high.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches .	M	H	M	0	\$200	ADAAG New ADAAG			
3. Interior – Branch Library	Braille signage does not exist at the entrance to the men’s east side restroom.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances .	L	H	M	2	\$50	Signage Specifications for Permanent Rooms and Spaces			
4. Interior - Branch Library	The paper towel dispensers, located in the men’s and women’s east side restrooms, are too high.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser is within ADAAG specified reach ranges .	M	H	M	3	\$0	See Building Block #10 – Reach Ranges #1, #2, #3 .			

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5. Interior – Branch Library	The accessible stalls, in the men’s and women’s restrooms, a grab bar does not exist at the rear of the water closet.	4.17.6	According to ADAAG, grab bars must comply with the length and positioning shown in Fig. 30(a) , (b) , (c) , and (d) . Grab bars may be mounted with any desired method as long as they have a gripping surface at the locations shown and do not obstruct the required clear floor area. Grab bars shall comply with 4.26 . Provide a grab bar at the rear of the water closet.	M	H	M	4	\$150	Restroom Figures – Building Blocks			
6. Interior – Branch Library	The accessible stall, In the men’s restroom, is too narrow at the rear of the stall where the water closet exists due to a protruding wall.	4.23	The existing configuration of the accessible stall does not comply with ADAAG accessible stall specifications due to a minor wall protrusion, making the rear of the stall too narrow. Accessible stalls are required to be 60-inches wide. Ensure at least one fully accessible restroom exists in this facility.	L	H	M	4	\$1,000	Restroom Figures – Building Blocks			
7. Interior – Branch Library	The faucet control, on the drinking fountain near the basketball court, does not comply with ADAAG specifications	4.15 4.1.3(10)	Controls and operating mechanisms on accessible drinking fountains are required to be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Push button or lever type faucet controls will comply with this specification. Replace faucet control on the existing fountain or replace the fountain with one that has compliant faucet controls.	L	H	M	5	\$300	Building Block 7 – Drinking Fountains			
8. Interior – Branch Library	The north and south exits, from the Cafeteria, have high thresholds.	4.13	The existing thresholds measure 1-inch high. Thresholds at doors that are required to be accessible can be no higher than ½-inch. Lower the existing thresholds to comply with ADAAG specifications if both doors are required to exist due to local fire code.	L	H	M	13	\$150	See Building Block 8 – Accessible Doors for additional information			
9. Interior – Linwood Center	Round door hardware exists on the door to the Dance Room.	4.13	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify this door by replacing door knobs with lever-type hardware or installing add-on levers.	M	H	M	14	\$10	See Attachment B – Accessible Door Hardware for information on add-on lever handles.			

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10. Interior – Linwood Center	The counter in the Senior Center is located too high.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or and accessible lowered counter or desk should exist in close proximity to the counter. Accessible counters are a maximum of 36-inches high and a minimum of 36-inches long. Ensure that a desk in close proximity to the counter is available and can be utilized when necessary.	H	H	M	15	\$0	ADAAG New ADAAG			
11. Interior – Linwood Center	A hi-lo set of drinking fountains do not exist on this level.	4.15 4.1.3(10(a))	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Ensure that at least one set of hi-lo drinking fountains exist on this floor.	L	H	M	16	\$1,500	Building Block 7 – Drinking Fountains			
12. Interior – Linwood Center	The men's and women's restrooms on the west side have seat cover dispensers in accessible stalls, which are located too high.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Lower the seat cover dispensers to meet ADAAG reach range specifications.	M	H	M		\$100	See Building Block #10 – Reach Ranges #1, #2, #3.			
13. Interior – Linwood Center	The paper towel dispensers, located in the men's and women's west side restrooms, are too high at 66-inches.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser is within ADAAG specified reach ranges.	M	H	M	3	\$100	See Building Block #10 – Reach Ranges #1, #2, #3.			
14. Interior – Linwood Center	Lavatories, in the men's and women's west side restrooms, have round knobs for faucet controls.	4.19	Round knobs exist on the lavatories. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. Replace the round knobs on one lavatory in each restroom with lever type, push button or motion activation faucet controls.	M	H	M	18	\$100	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			

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15. Interior – Linwood Center	Lavatories counters, in the men’s and women’s west side restrooms, are too high at 36-inches.	4.19	At least one lavatory in each restroom is required to have a counter, which is a maximum of 34-inches high. Lower at least one lavatory in each restroom to a maximum height of 34-inches.	L	H	M	18	\$300	See Attachment 4 – Lavatory Specifications .			
16. Interior – Linwood Center	The clear floor space, in the men’s and women’s west side restroom toilet stalls, is too narrow at 41-inches wide.	4.23	The existing configuration of the accessible stalls do not comply with ADAAG accessible stall specifications due to narrow stalls. Accessible stalls are required to be at least 60-inches wide. Ensure at least one fully accessible restroom exists in this facility if it is technically feasible to do so. Note: In existing buildings, if it is technically infeasible to create fully accessible restrooms, one unisex restroom, which is fully accessible, can be utilized.	M	H	M	19	\$1,000	Restroom Figures – Building Blocks			
17. Interior – Linwood Center	The accessible stalls, in the men’s and women’s west side restrooms, do not provide a grab bar at the rear of the water closet.	4.17.6	According to ADAAG, grab bars must comply with the length and positioning shown in Fig. 30(a), (b), (c), and (d) . Grab bars may be mounted with any desired method as long as they have a gripping surface at the locations shown and do not obstruct the required clear floor area. Grab bars shall comply with 4.26 . Provide a grab bar at the rear of the water closets.	M	H	M	19	\$150	Restroom Figures – Building Blocks			
18. Interior – Linwood Center	The urinal, in the men’s west side restroom, is located too high.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 24-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	21	\$100	See the Accessible Urinals figure for more details.			
19. Interior – Linwood Center	Braille signage exists at the entrance door to the men’s west side restroom, but the signage is in the wrong location.	4.1.3(16) 4.30.4	Signs that identify permanent rooms and spaces are required to be provided in Braille, mounted at 60-inches high measured to the center of the sign located at the latch side of the entrance door. In addition, the symbol of accessibility is required to exist at the entrance of accessible restrooms. Move the existing Braille signage to the latch side of the entrance door.	L	H	M	20	\$410	Signage Specifications for Permanent Rooms and Spaces			

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20. Interior – Linwood Center	In the back room of the Gymnastics area, the soap and paper towel dispensers are located too high at 60-inches.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser and one soap dispenser is within ADAAG specified reach ranges.	M	L	M	2 2	\$0	See Building Block #10 – Reach Ranges #1, #2, #3.			
21. Interior – Linwood Center	In the back room of the Gymnastics area, the mirror is located too high at 59-inches.	4.19.6	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. Install a full length mirror.	L	H	M	2 2	\$25	ADAAG			
22. Interior – Linwood Center	In the back room of the Gymnastics area, lavatories are not accessible due to low aprons and exposed pipes.	4.19	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. The existing lavatory’s apron is too low at 26-inches and pipes are exposed. Ensure at least one lavatory complies with ADAAG specifications.	L	H	M	2 2	\$200	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
23. Play Ground Outside Rec. Center	The play equipment is fully accessible and complies with the Play Areas, Final Rule (PAFR) the New ADAAG						2 4 2 5					

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27. Play Ground Outside Rec. Center	The men's and women's stand alone restrooms are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, narrow stall, no level maneuvering clearance at entrance doors, pipes exposed under lavatories, no 5-foot by 5-foot turning radius in restrooms, no lowered urinal, etc. In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of Title II. Each and every public restroom may not need to be made accessible according to program access. We recommend making this restroom fully accessible, if it is technically feasible to do so, due to the high level of use of this facility and due to the fact that no other accessible restrooms are available in close proximity.	H H	H	M	30 31 32 33	\$6,000	Restroom Figures – Building Blocks			
28. Swimming Pool - Exterior	Accessible parking spaces exist, but are not located closest to the public entrance.	4.6.2	Accessible parking spaces that serve a particular building are required to be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. Re-locate the existing accessible parking spaces so they are dispersed and located on the shortest accessible path of travel to accessible entrances and other amenities.	L	H	M	34 35	\$400	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).			
29. Swimming Pool - Interior	The interior counter is located too high at 42-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	L	H	M	N A	\$200	ADAAG New ADAAG			
30. Swimming Pool - Interior	A 7-inch step exists on the path of travel to the kiddie pool.	4.3.2	According to ADAAG, at least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. In addition, if an accessible route has changes in level greater than 1/2 in (13 mm), then a curb ramp, ramp, elevator, or platform lift (as permitted in 4.1.3 and 4.1.6) shall be provided that complies with 4.7 , 4.8 , 4.10 , or 4.11 , respectively. An accessible route does not include stairs, steps, or escalators. Ensure that an accessible path of travel exists leading to the pool, without steps.	H	H	M	37	\$300	ADAAG			

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34. Swimming Pool - Interior	The toilet stalls, in the men’s and women’s bathing/restrooms, are totally inaccessible.	4.23	Inconsistencies include, but are not limited to, very narrow stall and lack of grab bars. Modify the toilet stalls to comply with ADAAG specifications.		M	H	M	41	\$3,000	Restroom Figures – Building Blocks				
35. Swimming Pool - Interior	The benches, in the men’s and women’s bathing/restrooms, do not comply with ADAAG.	4.35.4 4.37	A bench complying with 4.37 is required to be provided within locker or dressing rooms. 4.37 specifications include, benches shall be fixed and shall have seats that are 20 inches minimum to 24 inches maximum in depth (see Fig. 47). Benches are also required to have back support that is 42 inches minimum in length and that extends from a point 2 inches maximum above the seat to a point 18 inches minimum above the seat (see Fig. 48). The existing benches are only 15-inches in depth and do not have back support. Provide at least one bench in each locker/dressing room that complies with ADAAG specifications.		L	H	M	42	\$300	New ADAAG ADAAG				
36. Swimming Pool - Interior	The mirrors, in the men’s and women’s bathing/restrooms, are too high.	4.19.6	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. Install a full length mirror in each bathing/restroom.		L	H	M	N A	\$25	ADAAG				
37. Swimming Pool - Interior	A 2-inch abrupt change in level exists leading to the showers in the men’s and women’s bathing/restroom and an accessible shower does not exist.	4.1.3(11)	ADAAG does not specifically address accessibility in gang showers. However, a roll-in shower can be incorporated into the design by providing grab bars in a complying configuration. Modify both gang showers so that they are on a fully accessible path of travel without steps and modify one shower in each locker room to comply with ADAAG 4.21.		M	H	M	43	\$2,000	See Attachment 5 – Accessible Shower Specifications for more information.				

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41. General Exterior Facilities	The curb ramp, leading from the parking lot at the baseball fields, does not have a level landing at the top.	4.3.7	According to ADAAG, nowhere shall the cross slope of an accessible route exceed 1:50. At the existing curb ramp, since a turn is required at the top to follow the path of travel, a steep cross slope exist on the path of travel. See Attachment 41 – Curb Ramp Explanation for more information. Modify the top of the curb ramp so that a level landing exists.	L	M	M	4950	\$500	See Building Block 5 – Curb Ramps for additional ADAAG specifications.			
42. General Exterior Facilities	The ramp leading to the restrooms near the baseball fields is too steep, measuring 14.3% and does not provide handrails on each side.	4.8	The slope of the existing ramp is steeper than ADAAG's maximum of 8.33%. In addition, ADAAG specifies that accessible routes with running slopes greater than 5% provide handrails on each side. Create another fully accessible route to these restrooms or modify the existing route so that the running slope is 8.33% or less and has handrails on each side.	M	H	M	5152	\$500	Ramp Detail			
43. General Exterior Facilities	The men's and women's restrooms, near the baseball field, do not have accessible stalls due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, narrow stall, no grab bar at rear of water closet, water closet not centered at 18-inches, etc. In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of Title II . Each and every public restroom may not need to be made accessible according to program access. We recommend making this restroom fully accessible, if it is technically feasible to do so, due to the fact that no other accessible restrooms are available in close proximity.	H	H	M	54	\$5,000	Restroom Figures – Building Blocks			
44. General Exterior Facilities	The men's and women's restrooms, near the baseball fields, do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	L	M	53	\$100	Signage Specifications for Permanent Rooms and Spaces			

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45. General Exterior Facilities	At the men’s and women’ restrooms, located near the baseball fields, appropriate maneuvering clearance does not exist on the exterior of the entrance door.	4.13.6	The existing entrance door provides 4-inches of space at the latch pull side. ADAAG requires at least 18-inches to the latch pull side of doors of this type. Modify this door to comply with ADAAG specifications.	M	M	M	53	\$1,000	See Building Block 8 – Accessible Doors for more information regarding maneuvering space			
46. General Exterior Facilities	At the women’ restroom, located near the baseball fields, the lavatory is inaccessible due to a low apron and inappropriate faucet controls.	4.19	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. The existing lavatory’s apron is too low at 26-inches and pipes are exposed. At least one lavatory should have faucet controls that do not require a tight grasp or pinching or twisting of the wrist to operate. Modify the existing lavatory to comply with ADAAG specifications.	L	M	M	55	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
47. General Exterior Facilities	The urinal, in the men’s restroom located near the baseball fields, is too high.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 24-inches high. Modify one urinal so that the rim is no higher than 17-inches. Remove the raised area below the urinal.	L	M	M	56	\$100	See the Accessible Urinals figure for more details.			
48. General Exterior Facilities	An accessible path of travel does not exist leading to the bleachers or dugouts at both baseball fields.	4.5.1 4.1.2(2)(b)[RF]	An accessible route complying with 4.3 is required to directly connect both sides of the court in court sports. Accessible wheelchair seating is required to exist at team player seating areas, such as dugouts, and an accessible route is required to connect all accessible features including bleachers. Provide an asphalt or concrete path of travel to at least one set of baseball dugouts and bleachers at a high priority, which complies with ADAAG specifications. Note: One set of bleachers at the south field does have accessible seating locations and an accessible path of travel. However, accessible wheelchair seating locations do not exist at all other bleachers. The other baseball field should also be made accessible, as a low priority	H	H	M	58 59	\$2,000	See The Recreational Facilities – Final Rule, Section 4.1.2(2)(b) (<i>not enforceable</i>)			

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49. General Exterior Facilities	Most of the asphalt pedestrian paths of travel are deteriorating and cracking.		The asphalt deterioration will soon become various barriers as defined by ADAAG 4.3. Asphalt pathways should be maintained in the near future.									

South Linwood Park - Conceptual Cost Projections

Total	\$34,720
Year One (Very High)	\$6,000
Year Three (High)	\$9,800
Year Five (Medium)	\$9,110
Year Ten (Low)	\$9,810